

PLANNED AREA DEVELOPMENT OVERLAY FOR BROADSTONE LAKESIDE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS ____ DAY OF _____, 201____ BE-
FORE ME, THE UNDERSIGNED, PERSONALLY APPEARED TOM LEWIS,
WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN,
AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE
PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL
SEAL

ALLIANCE RESIDENTIAL CO.

BY: _____ DATE _____
OWNER

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

LEGAL DESCRIPTION

SEE CS.2

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
TEMPE ON THIS ____ DAY OF _____
201____.

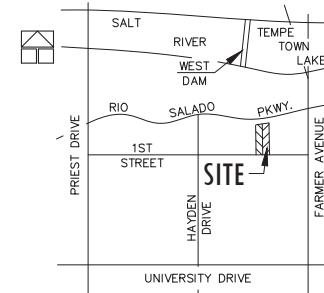
OWNER/DEVELOPER

ALLIANCE RESIDENTIAL CO.
2415 E. CAMELBACK RD., STE 600
PHOENIX, AZ 85016
PH: 602-778-2800
CONTACT: TOM LEWIS

PROJECT DATA

MU-4 PAD RSOD (RIO SALADO OVERLAY DISTRICT)	PROVIDED PAD
GENERAL PLAN LAND USE	MIX-USE
GENERAL PLAN DENSITY	HIGH
SITE AREA	104,711 SQ.FT. 2.404 ACRES
DWELLING QUANTITY	
STUDIO	32
1 BEDROOM	63
2 BEDROOM	71
3 BEDROOM	2
TOTAL	168
DENSITY (DU/ACRE)	70
BUILDING HEIGHT	60 FT
BUILDING SETBACKS	
FRONT (SOUTH)	11'-1"
SIDE (EAST)	6'-8"
SIDE (WEST)	6'-10"
REAR (NORTH)	16'-11"
LOT COVERAGE	55 %
LANDSCAPE AREA (% OF NET AREA)	
R.O.W.	2 %
ON-SITE GROUND	20 %
ON-SITE DECK	8 %
TOTAL	30 %
VEHICLE PARKING REQUIRED	307
STUDIO (1 PER UNIT)	32
1 BED (1.5 PER UNIT)	94.5
2 BED (2 PER UNIT)	142
3 BED (2.5 PER UNIT)	5
GUEST (0.2 PER UNIT)	33.6
ACCESSIBLE PARKING REQUIRED (2%)	6
VEHICLE PARKING PROVIDED	269
OPEN ON SITE (UNRESERVED)	42
GARAGE P1	227
ACCESSIBLE PARKING PROVIDED (INCLUDED IN COUNT ABOVE)	6
BICYCLE PARKING REQUIRED	160
STUDIO (0.75 PER UNIT)	24
1 BED (0.75 PER UNIT)	47.25
2 BED (0.75 PER UNIT)	53.25
3 BED (1 PER UNIT)	2
GUEST (0.2 PER UNIT)	33.6
BICYCLE PARKING PROVIDED	148
USES	
GARAGE (S-2)	80,981 SQ.FT.
RESIDENTIAL (R-2)	188,571 SQ.FT.
REC (A-3)	2,918 SQ.FT.
FITNESS (A-3)	3,650 SQ.FT.
LEASING (B)	947 SQ.FT.
DECK (B)	735 SQ.FT.
CO-WORK (B)	2,053 SQ.FT.

SITE VICINITY MAP



CONDITIONS OF APPROVAL:

GENERAL NOTES

BROADSTONE
LAKESIDE
500 WEST 1ST STREET
TEMPE, ARIZONA

Office of Rich Barber
ORB
Architecture, LLC
WorldHQ@ORBArch.com



ALLIANCE
RESIDENTIAL COMPANY

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PL150188

DS150410

DATE: JULY 6, 2015 ORB # 14-214

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COVER SHEET
1 OF 2

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PLANNED AREA DEVELOPMENT OVERLAY FOR BROADSTONE LAKESIDE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

TITLE COMMITMENT NO. NCS-716353-PHX1:

PARCEL NO. 1:

LOT 4E, BEING IN PART OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON STATE PLAT NO. 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 69 OF MAPS, PAGE 38;

EXCEPTING AN UNDIVIDED 1/16 OF ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED TO THE STATE OF ARIZONA IN PATENT OF SAID LAND.

PARCEL NO. 2:

A PORTION OF STATE PLAT NO. 12 AMENDED, AS RECORDED IN BOOK 69 PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS, LOCATED IN A NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND 1/2" REBAR MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH THE BRASS CAP FLUSH MARKING THE CENTER OF SAID SECTION 16 BEARS SOUTH 89 DEGREES 28 MINUTES 08 SECONDS WEST 2674.79 FEET, SAID LINE BEING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, AND THE BASIS OF BEARING FOR THIS DESCRIPTION;
THENCE SOUTH 89 DEGREES 28 MINUTES 08 SECONDS WEST 617.23 FEET ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 4E;
THENCE NORTH 00 DEGREES 59 MINUTES 55 SECONDS WEST 513.10 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 4E AND THE POINT OF BEGINNING;
THENCE SOUTH 82 DEGREES 00 MINUTES 16 SECONDS WEST 100.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 4E;
THENCE NORTH 01 DEGREES 00 MINUTES 55 SECONDS WEST 63.34 FEET ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 4E;
THENCE SOUTH 88 DEGREES 22 MINUTES 55 SECONDS EAST 100.25 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 4E;
THENCE SOUTH 00 DEGREES 59 MINUTES 55 SECONDS EAST 46.47 FEET ALONG SAID NORTHERLY PROLONGATION TO THE POINT OF BEGINNING.

TITLE COMMITMENT NO. NCS-716363-PHX1:

PARCEL NO. 1:

LOT 5E, STATE PLAT NO. 12 AMENDED, ACCORDING TO BOOK 69, OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

A PORTION OF STATE PLAT NO. 12 AMENDED, AS RECORDED IN BOOK 69 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND 1/2" REBAR MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH THE BRASS CAP FLUSH MARKING THE CENTER OF SAID SECTION 16 BEARS SOUTH 89 DEGREES 28 MINUTES 08 SECONDS WEST 2674.79 FEET, SAID LINE BEING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, AND THE BASIS OF BEARING FOR THIS DESCRIPTION;
THENCE SOUTH 89 DEGREES 28 MINUTES 08 SECONDS WEST 717.22 FEET ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 5E;
THENCE NORTH 00 DEGREES 01 MINUTE 55 SECONDS WEST 499.99 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 5E AND THE POINT OF BEGINNING;
THENCE SOUTH 82 DEGREES 00 MINUTES 16 SECONDS WEST 100.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 5E;
THENCE NORTH 01 DEGREE 01 MINUTE 55 SECONDS WEST 75.81 FEET ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 5E;
THENCE NORTH 71 DEGREE 06 MINUTES 05 SECONDS EAST 12.53 FEET;
THENCE SOUTH 88 DEGREES 22 MINUTES 55 SECONDS EAST 88.32 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 5E;
THENCE SOUTH 01 DEGREE 00 MINUTES 55 SECONDS EAST 63.34 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

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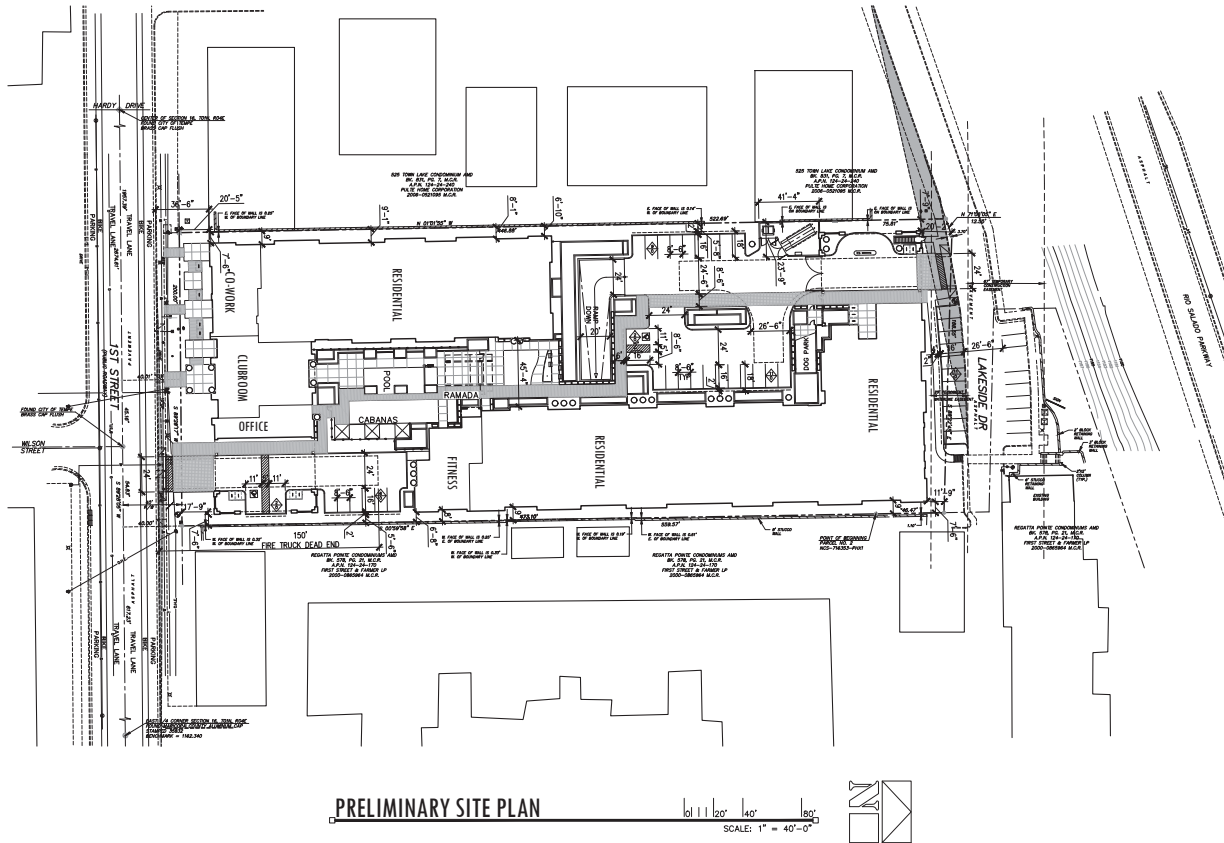
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PLANNED AREA DEVELOPMENT OVERLAY FOR BROADSTONE LAKESIDE SITE PLAN



PROJECT DATA

MU-4 PAD RSOD (RIO SALADO OVERLAY DISTRICT)	PROVIDED PAD
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**ALLIANCE
RESIDENTIAL COMPANY**

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Contact: Tom Lewis

DATE: AUGUST 03, 2015 ORB # 14-214

A1.10

SITE PLAN
PRELIMINARY

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